chapter 5

needs assessment

needs assessment

In order to prepare this Master Plan, the needs of the community should be determined. This is a critical step in the Master planning process. The following approaches were used to determine the park, trail, open-space and recreation needs for DeSoto:

- Demand-Based Needs uses information gathered from the public, as well as elected and appointed officials, to determine what the community demands/wants/needs to meet their recreational needs.
- Standards-Based Needs uses standards established by NRPA to determine the needs of a given population.
- Resource-Based Needs uses current resources and existing areawide conditions to determine needs for a particular section or area of the community.

Each of these approaches is important in determining the needs of the community, but it represents only a part of the puzzle. Combining these approaches will help determine how the City will move forward in preparing their action plan for future park, trail, open-space and recreational development.

demand-based needs

Demand-based needs are based on input from the public. Public feedback was gathered from public presentations, on-line and written surveys, Park Development Board meetings, and City Council work sessions. Survey results were gathered from on-line surveys, mailed questionnaires distributed to each household, and face-to-face surveys. The face-to-face surveys were gathered at a Senior Center Social Event, the opening day of the fall football season, public meetings, and from visitors to the Parks and Leisure offices.

Information was gathered from the following:

- Survey and questionnaires
- Public input meeting on July 7, 2010
- Park Board work session November 1, 2010
- Presentation to Keep DeSoto Beautiful on January 6, 2011
- City Council work session on January 13, 2011

The initial survey response was quite good with 466 responses being received. The survey questionnaire included the following questions:

- How often do you visit a park and recreation facility?
- What parks did you visit most in the last year?
- Adult outdoor recreation activities your family participated in?
- Children's outdoor recreation activities your family participated in?
- Adult indoor recreation activities your family participated in?
- Children's indoor recreation activities your family participated in?
- Level of satisfaction with the quality of park maintenance?
- Level of satisfaction with recreational programming?
- Park and recreation needs?
- Information source for recreational activities?
- Preference for park expenditures?
- Identification of most important trail activity?
- Additional written comments.



As follows are the survey results:

- Park visitation Almost 50% of the respondents visited a park at least once a week. Less than 10% of the respondents said they never visit a park.
- Parks most visited The park or recreation facility most visited was the recreation center followed by the Roy Orr Trail and the three regional/community parks with athletic fields.
- Favorite adult outdoor activities The leading response was walking, running and trail activities, followed by watching outdoor sports activities and attending special events. The general adult population is apparently not very active in organized outdoor recreational activities.
- Favorite children outdoor activities The results of this category
 were a little surprising with the top response being walking, running
 and trail activities. The second highest response of football/soccer
 was not a surprise, judging by the high level of participation in the
 football and soccer programs in DeSoto. The next four leading responses for basketball/volleyball, softball/baseball, swimming and
 attending outdoor special events were closely grouped together.
- Favorite adult indoor activities The top responses in this category
 were as expected with exercise classes and cardio workouts being
 the two top responses. The top two responses were closely followed by basketball, weight lifting, and bowling, which were closely
 grouped together.
- Favorite children indoor activities The top response in this category by a wide margin was basketball. A next group of three distant responses which were closely grouped together included watching indoor spectator sports activities, swimming, and bowling.
- Maintenance satisfaction A majority of the survey responses indicated that the public felt the park and recreational facilities were being well maintained.

- Recreation programming satisfaction The majority of the public felt the recreational programming was good but there was a significant segment of the survey respondents who felt the recreational programming was just adequate.
- Needed recreation facilities The need for a new recreation center with an aquatic component was the top response. This was not a surprise based on the fact that it is the most visited facility, especially with the popularity of youth basketball. A need for restrooms was unexpectedly the second highest response. Apparently the public feels there are an inadequate number of restrooms in the parks. The third highest rated response was for soft surface trails. Next at fourth, the request for a water park, which is consistent with many of the written comments that noted there is a real need for a family aquatic park. Rounding out the top five responses was the need for more hard surface trails.
- Information source In this day of computer-savvy consumers, the top response was the park and recreation website.
- Park expenditures The top response to renovate and upgrade the existing parks was a little unexpected based on the evaluation of existing parks. Next was the need to preserve open-space in the City that is closing in on ultimate build out, and the need to develop new hike and bike trails and neighborhood parks. There are a number of neighborhoods that are currently not being served, and the existing hike and bike trail has been developed in pieces and needs to have many gaps filled in.
- Trail activities Citizens primarily use the existing trail system for exercise and for strolling.

The mailed surveys focused on one important question; what parks and recreation facilities are needed the most according to the people that use them.

PARKS AND RECREATION SURVEY The City is preparing a master plan for future park development. Input from citizens will be helpful in understanding the needs of the community. Please mark up to 5 park facilities you would like considered for inclusion in the Park Master Plan. Please mail by October 30, 2010. Practice baseball/softball fields ☐ Recreation center ☐ Soft surface nature trails Competitive baseball/softball fields Mountain bike traits Indoor aquatic center Practice football/soccer fields Tinnis courts Senior center Outdoor performing art venue Competitive football/soccer fields Disc golf ☐ Baskethall/volleyball courts Fishing lake Skane park Playgrounds Splash pad (sprayground) Gelf course Open space Miniming pool Dog park Water Park ☐ Restrooms Hard surface hike/bike trails ☐ Fichic facilities If you would like to provide additional information, a more in-depth survey is available by logging onto www.surveymonkey.com/s/Desoto-parks Thank you for your help.

The response was great with a total of **1330** people. They had the ability to select up to 5 facilities they felt should be included in the Master Plan. The results were consistent with previous responses but gave more weight/votes to some of the favorites.

For example, an Indoor Aquatic Center rose to the top with almost 600 people voicing a need for one. A Senior Center and Restrooms weren't far behind. These results are included as a bar chart **Table 5.4**.

All the results of public input are included in this report as a bar chart. The following pages show the parks most visited, favorite adult activities, favorite children's activities, and the needed park facilities as *Table 5.1, 5.2, 5.3*, and *5.4* respectively.

TABLE 5.1 Park and Recreation Facilities most visited

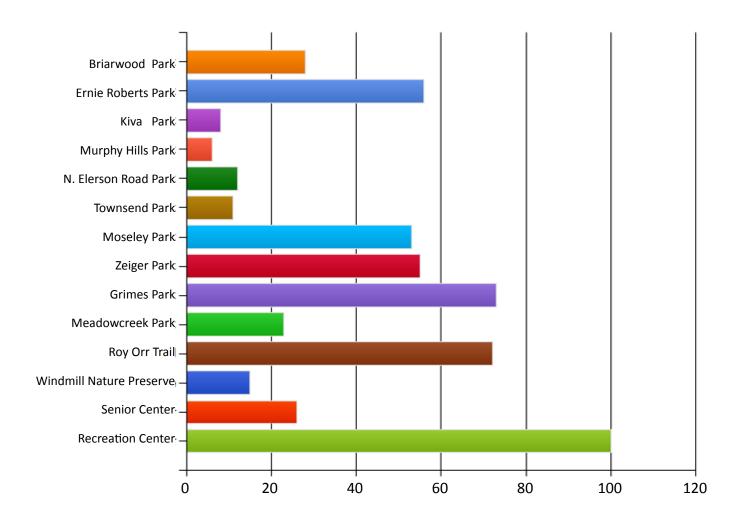


TABLE 5.2 Favorite Adult Outdoor Recreation Activities

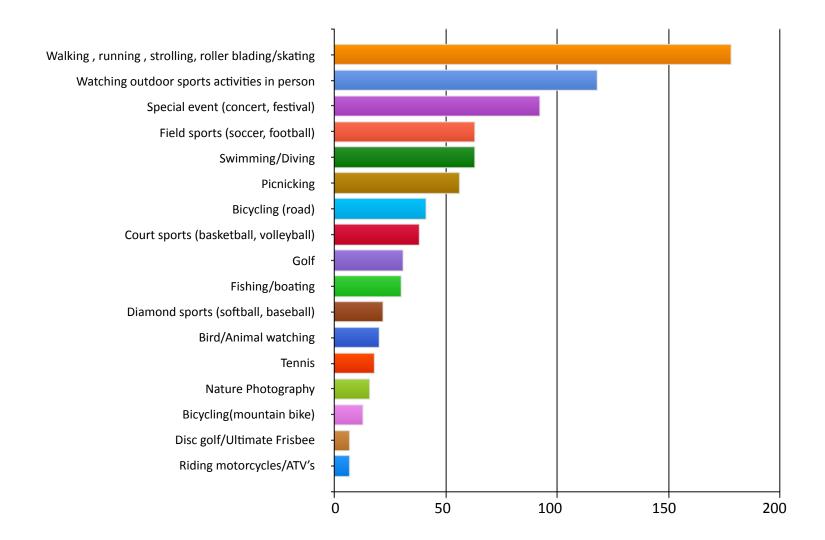


TABLE 5.3 Favorite Children's Outdoor Recreation Activities

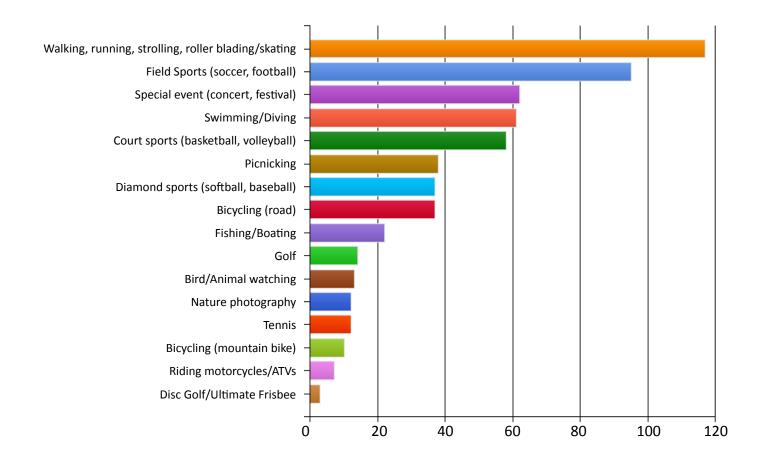
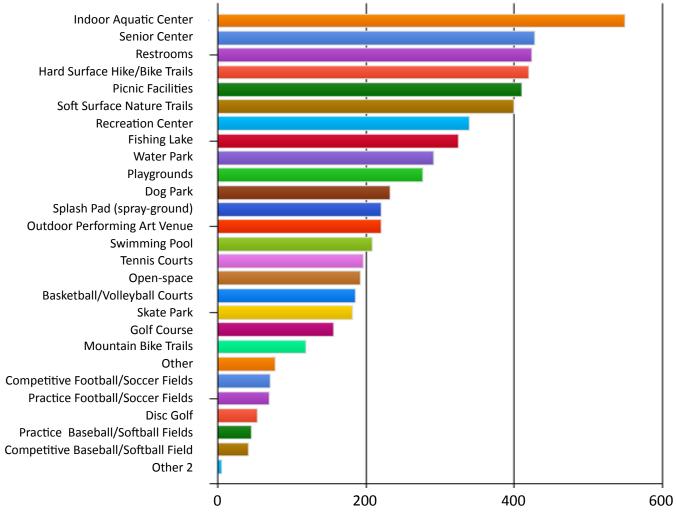


TABLE 5.4 Most Needed Park and Recreation Facilities



standard-based needs

The second criteria for evaluation of park and recreation needs are standards used across the United States. These standards have been established by the National Recreation and Parks Association in their *Park, Recreation, Open-space and Greenway Guidelines.* NRPA has established park-land standards for neighborhood, community, regional, linear/special-use parks and nature preserves based on acreage per 1000 population. NRPA has also established standards for a variety of park and recreation improvements based on facilities per population size. These standards established for park land and facilities were established as a guideline or target for communities to use in establishing their own standards based on local needs and requirements.

These standards were based on the current estimated population of 49,047 and population projections for 2015, 2020, and 2030. Using the NRPA target standards as a guide, a target standard was established for DeSoto. *Table 5.5* identifies the Standards-Based needs Analysis for Park Acreage. This analysis notes that DeSoto is currently deficient in the acreage of developed neighborhood parks, community parks, linear/special parks, and nature preserves. The development of the undeveloped park land would help to reduce the deficiency in neighborhood park land. The development of the DeSoto Ranch Park would significantly reduce the nature preserve land deficiency.

Another component of the park-land analysis is the comparison of DeSoto with other Dallas/Ft. Worth area communities in the acreage of park land per 1000 population. At 8.1-acre per 1000 population DeSoto is significantly below the DFW area average of 15.12 acres per 1000 population but is above the national average of 6 acres per 1000 population.

In addition to the park-land needs standards, NRPA has established standards for park facilities. *Table 5.6* identifies the Standard-Based Needs for Park and Recreation Facilities. This analysis notes the most critical needs are for practice fields for baseball/softball and football, tennis courts, basketball courts and pavilions.

The park-land and facility needs analysis not only identified the current park and recreation needs but also identified the needs in five-year increments through the year 2030. These future needs will help the City staff in planning park development through 2030.

resource-based needs

The final needs based approach is the evaluation of the resource-based needs of the community. Land available in DeSoto for park, trail, and open-space development is becoming scarce. The City is approximately 70% built out and rapidly approaching build out. Many of the stream corridors in DeSoto have development occurring on both sides of the creek or waterway, leaving very little or no land available for linear park/green belt development. A number of the existing neighborhoods that are currently without neighborhood parks are completely built out, making it very difficult to provide these neighborhoods with park facilities. A sizable portion of the City is currently developed with commercial and industrial uses. It will not be necessary to provide park facilities to the zones. See *Map A.2* in the appendix for the location of the neighborhood park zones and the location of industrial and commercially zoned land.

To create the Action Plan, each of these needs analysis approaches was considered to arrive at a plan that addresses both the current and future needs of DeSoto.

TABLE 5.5

STANDARDS BASED NEEDS ANALYSIS - PARK ACREAGE

This standards based needs analysis is based on a current estimated population of 52,992; an anticipated population in 5 years of 53,472; a 2020 population of 53,873 and a 2030 population of 59,001. Population estimates and projections are provided by NCTCOG.

PARK TYPE	CURRENT	NRPA TARGET	DESOTO TARGET	CURRENT REQUIRED	CURRENT DEFECIT OR	2015 REQUIRED	2020 REQUIRED	2030 REQUIRED
PARK TIPE	ACREAGE	STANDARD	STANDARD	ACREAGE	SURPLUS	ACREAGE	ACREAGE	ACREAGE
Neighborhood Park	59 AC	1-2 AC / 1000 pop.	1.5 AC / 1000 pop.	79.5 AC	(- 20.5 AC)	80 AC	81 AC	88 AC
Community Park	44 AC	5-8 AC / 1000 pop.	5 AC / 1000 pop.	265 AC	(- 221 AC)	267 AC	269 AC	295 AC
Regional Park	177 AC	5-10 AC / 1000 pop.	5 AC / 1000 pop.	265 AC	(-88 AC)	267 AC	269 AC	295 AC
Linear / Special Park	90 AC	variable	4 AC / 1000 pop.	212 AC	(-122 AC)	214 AC	215 AC	236 AC
Nature Preserve	60 AC	variable	2 AC / 1000 pop.	106 AC	(-46 AC)	107 AC	108 AC	118 AC
TOTAL	430 AC	11 - 20 AC / 1000 pop.	17.5 AC / 1000 pop.	927.5 AC	(- 497.5 AC)	935 AC	942 AC	1032 AC

COMPARISONS TO OTHER CITY PARK ACREAGE STANDARDS

DFW Average	15.12 AC per 1000 population				
Lancaster	28 AC per 1000 population				
Mansfield	21 AC per 1000 population				
Southlake	21 AC per 1000 population				
Frisco	18 AC per 1000 population				
Midlothian	17.5 AC per 1000 population				
Cedar Hill	17.5 AC per 1000 population				
Arlington	12.9 AC per 1000 population				
Hurst	12 AC per 1000 population				

DeSoto Target Standard DeSoto Actual Acreage 17.5 AC per 1000 population 8.1 AC per 1000 poulation

TABLE 5.6

STANDARDS BASED NEEDS ANALYSIS - FACILITIES

page 1

This standards based needs analysis is based on a current estimated population of 52,992; an anticipated population in 5 years of 53,472; a 2020 population of 53,873 and a 2030 population of 59,001. Population estimates and projections are provided by NCTCOG.

FACILITIES	EXISTING FACILITIES		NRPA (1) TARGET	DESOTO TARGET	CURRENT	CURRENT DEFECIT OR	2015	2020	2030
	DISD/ Private	CITY	STANDARD	STANDARD	REQUIREMENT	SURPLUS	REQUIREMENT	REQUIREMENT	REQUIREMENT
Competitive Baseball Fields	2	9	1 / 5000 pop.		10.5 Fields	1.5 Fields	10. 7 Fields	10.8 Fields	11.8 Fields
Competitive Softball Fields	1	6	1/5000 pop.		10.5 Fields	(3.5) Fields	10. 7 Fields	10.8 Fields	11.8 Fields
Practice Baseball/Softball Fields	1	3	1 / 2000 pop.		26.5 Fields	(22.5) Fields	26.7 Fields	26.9 Fields	29.5 Fields
Competitive Soccer Fields	1	9	1 / 10,000 pop.		5.3 Fields	4.7 Fields	5.3 Fields	5.4 Fields	5.9 Fields
Competitive Football Fields	3	4	1/20,000 pop.		2.6 Fields	4.4 fields	2.7 fields	2.7 Fields	3 Fields
Practice Soccer Fields	3	8	1 / 10,000 pop.		5.3 Fields	5.7 Fields	5.3 Fields	5.4 Fields	5.9 Fields
Practice Football Fields	0	1	1/10,000 pop.		5.3 Fields	(4.3 Fields)	5.3 Fields	5.4 Fields	5.9 Fields
Basketball Goals (Outdoor)	0	6	1 / 2500 pop.		21 Goals	(15) Goals	21.4 Goals	21.5 Goals	23.6 Goals
Tennis Courts	13	0	1 / 2000 pop.		26.5 Courts	(13.5) Courts	26.7 Courts	27.9 Courts	29.5 Courts
Playgrounds	10	10	1 / 1000 pop.	1 / 4500 pop.	11.8 Playgrounds	8.2 Playgrounds	11.9 Playgrounds	12 Playgrounds	13.1 Playgrounds

TABLE 5.6 (continued)

STANDARDS BASED NEEDS ANALYSIS - FACILITIES

page 2

FACILITIES ·	EXISTING FACILITIES		NRPA TARGET	DESOTO TARGET	CURRENT	CURRENT DEFECIT OR	2015	2020	2030
	DISD/ Private	CITY	STANDARD	STANDARD	REQUIREMENT	SURPLUS	REQUIREMENT	REQUIREMENT	REQUIREMENT
Recreation Center	0	1	1 /25,000 pop.		2.1 Centers	(1.1) Centers	2.1 Centers	2.2 Centers	2.4 Centers
Senior Citizen Center	0	1	1 / 20,000 pop.		2.6 Centers	(1.6) Centers	2.7 Centers	2.7 Centers	3 Centers
Swimming Pool/Aquatic Center	2	1	1 / 20,000 pop.		2.6 Pools	0.4 Pools	2.7 Pools	2.7 Pools	3 Pools
Pavilions/ Shelters	2	13	1 / 2000 pop.		26.5 Pavilions	(11.5) Pavilions	26.7 Pavilions	26.9 Pavilions	29.5 Pavilions
Paved Hike and Bike Trail	0.8 miles	8.4 miles	No Standard	1 mile / 10,000 pop.	5.3 miles	3.9 miles	5.3 Miles	5.4 miles	5.9 Miles

⁽¹⁾ NRPA target standards are based on the park facility standards published by the National Recreation and Parks Association in their Park, Recreation, Open-Space & Greenway Guidelines.